

**MINUTES OF THE SPECIAL MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
May 28, 2009**

**1. Present**

**Commissioners:**

Sherwood Bishop, Chair  
Ryan Thomason, Vice-Chair  
Bill De Soto  
Bill Taylor  
Curtis Seebeck  
Allen Shy (absent)  
Cecil Pounds  
Jim Stark  
Randy Bryan (arrived 6:06)

**City Staff:**

Chuck Swallow, Director of Development Services  
John Foreman, Planner  
Sofia Nelson, Planner  
Phil Steed, Planner  
Francis Serna, Recording Secretary  
David Healey, Director of CIP  
Rodney Cobb, Director of Community Services  
Sabas Avila, Assistant Director of Public Services/Transportation  
Tom Taggart, Director of Public Services

**2. Call to Order and Announce a Quorum is Present.**

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Bishop at 6:02 p.m. on Thursday May 28, 2009 in the Council Chambers, City Hall building of the City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

**3. Discuss and make a recommendation on the 2010-2019 Capital Improvements Plan.**

The Commission discussed the following:

**Streets**

The Commission inquired about the approximate schedule for repaving N. LBJ. Sabas Avila advised that the project is approximately 12/18 months out before construction can begin. He explained that a consultant engineer has been hired and a report was complete early in the year. City staff is currently reviewing the reports and recommendations provided by the consultant. Mr. Avila stated that the city will move forward with the project. He added that Public Services will begin minor repairs on both N. LBJ and Sessoms this summer.

The Commission inquired about the extension of Craddock Ave. to Sink Creek to Lime Kiln Road. Sabas Avila advised that he could not provide a timeline at this time due the project being too far out.

The Commission inquired about widening of Hunter and Bishop Streets. Sabas Avila advised that the widening of Hunter and Bishop is unique project that was part of the Transportation Master Plan in 2004. The project received substantial community input. The neighbors requested to maintain the integrity of the neighborhood. Mr. Avila gave a brief explanation of widening Hunter and Hopkins Streets. The Commission expressed concerns regarding widening of Hunter Road because they felt that people would use the Wonder World extension and reduce traffic on Hopkins. Sabas Avila explained that they went through different scenarios to determine what the future impacts would be and determined that widening of Hopkins is necessary for future growth and to facilitate the retail areas.

The Commission inquired about the cost of Loop 82 overpass. They expressed concerns that the city was overspending on the costs of construction and asked how much was San Marcos bond money. Sabas Avila explained that the funding is short 12 million and that the City has submitted various request for additional funding through legislative body and grants. He added that if TX Dot can come up with the money the City is responsible for \$880,000. Commissioner Taylor commented that he is in support of the bridge and that it is one of the city's gateways to the community and that it will be the second cross over the railroad. He stated that it is very important that the project get done and that the bridge looks nice. Mr. Taylor mentioned that he understands the Commissioners concerns regarding costs although felt that the costs will not be ignored. The Commission continued to express concerns regarding the cost of the Loop 82 overpass.

The Commission expressed concerns regarding the construction of the Tennis Courts. Rodney Cobb, Director of Community Services gave a brief explanation of the construction and added that they want the courts to last 50 years or more. He added that we currently have a CIP Department that will take a closer look at future projects.

The Commission inquired on the status of the bike-pedestrian improvements. Sabas Avila explained that the bike-pedestrian improvements are very good in relation to funding and have been able to get funding awards from CAMPO.

## **Water**

There were no comments.

## **Parks and Public Buildings**

The Commission asked if the Girl's Softball Complex is a new project.

David Healey, Director of CIP advised the Commission that the Girl's Softball Complex was in last year's CIP.

The Commission expressed concerns regarding the River Bank Stabilization. Rodney Cobb explained that the project is to restore the river bank to its original condition and stop people from getting into certain sections of the bank and allow for some entrances. He gave a brief overview of the bank stabilization project. Commission Seebeck felt that the river was being turned into an unnatural river. Commissioner DeSoto commented that the river is jewel and amenity for the City of San Marcos.

The Commission expressed concerned regarding the costs of the Habitat Conservation Plan.

The Commission inquired on funding for the softball complex. Rodney Cobb explained the funding source for the softball complex.

The Commission expressed concerns regarding the need for a Downtown Parking Study. Chuck Swallow, Director of Development Services advised the Commission that the parking study is currently in discussions and that there has been no direction at this time.

There were no additional questions.

Chair Bishop suggested that next year the Commission receive an early version of the packet with better descriptions of projects. Commissioner Seebeck commented that the Commission's job is to decide if the projects are needed regardless of the costs, therefore in the future the Commission does not need to see the projected costs. Chuck Swallow confirmed that the Commission's role is to make a recommendation to City Council of projects that are necessary or desired.

Chuck Swallow explained that the Project Category Summary is from the Commission's very extensive work completed last year. He pointed out that the Comprehensive Master Plan will be reviewed in the next six to eight months and there will be another opportunity for input. In addition, he mentioned that the City Council has appointed the Commission to review a facility needs assessment that will be part of long range planning. Mr. Swallow stated that the process will include Mr. Healey in the level of discussion, in which we will have the opportunity to look at the debt capacity.

The Planning and Zoning Commission made a recommendation to City Council to approve the 2010-2019 Capital Improvement Plan as necessary or desired. The Planning and Zoning Commission suggested that the City Council consider the following concerns:

Parks & Public Buildings

- exception of the Downtown Parking Study and Cephas House Rehabilitation;
- overall architect cost of the Library Expansion & Renovation;

Technology

- projects to be open sourced and outsourced

Chair Bishop thanked the David Healey, CIP Director for attending the meeting and information provided.

**4. Questions and answers from the Press and Public.**

There were no comments from the press and public.

**5. Adjournment**

**MOTION:** Upon a motion made by Commissioner Thomason and second by Commissioner Bryan, the Commission voted eight (8) for and none (0) opposed, to adjourn the regular meeting of the Planning and Zoning Commission at 7:45 p.m. on Tuesday, May 28, 2009. The motion carried unanimously. Commissioner Shy was absent.

  
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Sherwood Bishop, Chair

  
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Jim Stark, Commissioner


  
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Bill DeSoto, Vice Chair

  
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Curtis Seebeck, Commissioner

  
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Ryan Thomason, Commissioner

  
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Cecil Pounds, Commissioner

  
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Randy Bryan, Commissioner

  
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Bill Taylor, Commissioner

ATTEST:

  
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Francis Serna, Recording Secretary